

**City of South Lyon
Planning Commission
Regular Meeting Minutes
February 8, 2018**

Approved: _____

The meeting was called to order by Chairman, Scott Lanam at 7:00 p.m.

Roll Call: Scott Lanam, Chair
 Keith Bradley, Vice Chair
 Steve Mosier, Commissioner
 Mike Joseph, Commissioner
 Jason Rose, Commissioner
 Erin Kopkowski, Commissioner

Absent: Wayne Chubb, Commissioner, Excused

Also Present: Megan Blaha, City of South Lyon
 Kelly McIntyre, Planning Consultant
 Judy Pieper, Deputy Clerk
 Tim Wilhelm, City Attorney

**Motion to excuse Commissioner Chubb's absence as advised by Attorney
Wilhelm**

Motion by Kopkowski, Second by Bradley

Voice Vote: Ayes: Unanimous
 Nays:None

Motion Approved

Approval of Agenda

Attorney Wilhelm asks the Commission to add New Business item #4, to schedule the 2018

Planning Commission meetings. Commissioner Bradley adds that we need to make a few more changes, he states that item #2 needs to be moved to #1 Public Hearings, and the new #2 should be Sun Steele Site Plan Review – Addition #2.

Motion to approve Agenda as amended
Motion by Bradley, Second by Kopkowski

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Approval of Minutes

Chair Lanam gets a clarification from Commissioner Mosier regarding the statement that he made about Alexander's on page 3 of the minutes at the end of the Planning Consultant Report.

Motion to approve Minutes as amended
Motion by Mosier, Second by Rose

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Public Comments

None

Attorney Wilhelm brings up that he has seen other community's add a standard agenda item for Conflicts of Interest. This has come up at the Council level and this would be a proactive move.

Motion to add Conflict of Interest to the regular agenda items
Motion by Rose, Second by Bradley

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Public Hearing

Rezoning of 500 Stryker Street

Public hearing open at 7:10 p.m. and closed at 7:12 p.m.

Planning Consultant, Kelly McIntyre, begins with a bit of history on the zoning and rezoning of 500 Stryker Street, stating that in 2017 the original owners of the property applied for and received a conditional zoning of property to light industrial to do storage units. For a number of reasons, they changed their mind so with that it went back to R3 single family. They are now asking for a rezoning to R2, which would be multiple family. She stated when rezoning is looked at, we look at the surrounding properties as well as the master plan. This property is surrounded by the mobile home park as well as some residential. Per the master plan this will serve as transitional residential district and we believe there is an abundance of housing in South Lyon and there is a need for multiple housing which is also in the master plan. She stated for a number of reasons, they are supporting their request. Kopkowski asked if they gave any information on what they want to do, or are they just asking for the rezoning. McIntyre stated we have an idea, but we can't base our decision on the rezoning issue. Commissioner asked what their reason for was not building the storage facility. McIntyre stated they had a concern about a new storage facility that had recently opened and the competition. Mark Sc hovers of 301 Walnut Blvd in Rochester Hills. He then stated there was a new facility that is being erected and that absorbed a lot of the

market so they decided to go in a new direction. Commissioner Lanam stated there seems to be some concern about buffering around the Cemetery. Mr. Schober stated there will be a buffer between them and the cemetery as well as them and the mobile park. Lanam asked if he realizes there is a drain that is there. Mr. Schober stated they don't plan on crossing over the drain. Kopkowski asked if you are looking at ranch or with stairs. Mr. Schober stated they are looking at both.

MOTION TO RECOMMEND COUNCIL TO APPROVE REZONING OF 500 STRYKER STREET FROM R3 TO RM2

Motion by Kopkowski, supported by Bradley

Voice Vote: 1 OPPOSED

New Business:

1. Sun Steel Site Plan Review - Addition #1

Planning Consultant, Kelly McIntyre, explains that the applicant is requesting an 836 square foot extension to an existing 941 square foot building on the southeast corner of the main building. Everything looks pretty straight forward. Back in 2012, the applicant was granted a variance for height of the original building and also the setback. So they are not required to get an additional variance. McIntyre goes on to discuss existing trees, lighting and building elevation, along with consideration of the sidewalks along the property and discussing fire codes with the building official. The City ordinance requires that the wall be no more than 75% of those particular materials, however, it does match the existing.

Chair Lanam questions the drawing showing an overhead door on the second floor, was this noted in correctly?

Mike O'Leary, Lindhout Associates Architects, 10465 Citation Drive, Brighton, Michigan

Addresses Lanam's question, the plan shows the overhead door on the upper level because the door is large enough to extend past the first floor. Looking at the elevation on the east side of the building, we have a standard door that fits

underneath, and then this other door is larger, which is a continuation of what we have on the existing plans.

No other questions from the Commission.

McIntyre states that there is a letter from Mr. O'Leary stating that they are willing to extend the sidewalk in front of the water tower to complete the gap in the sidewalk. This will save the mature trees in front of the building and save on the cost of adding a retaining wall. O'Leary goes on to add that instead of doing the length of the building, just filling in the gap in front of the water tower as maybe a reasonable/acceptable trade off. The sidewalk being requested in front of the 550 building would require retaining walls and that will jeopardize some of the existing trees root systems. We think this will be a better solution.

MOTION TO APPROVE SUN STEEL ADDITION AT 550 MILL STREET

Motion by Mosier, supported by Joseph

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Attorney Wilhelm questions McIntyre regarding a number of issues that were just discussed. He questions the motion and how this will be noted and suggests that we withdraw that motion and add the issues that were discussed. So, adding the action would help clarify the records.

Motion withdrawn by Mosier

MOTION TO APPROVE SUN STEEL ADDITION AT 550 MILL STREET, TO INCLUDE THE FAÇADE MATERIAL ON THE EXISTING BUILDING, THE WAIVER OF THE LANDSCAPE INCLUDING THE SIDEWALK ON THE WEST SIDE NEAR THE WATER TOWER AND THE OTHER CONCERNS FROM THE OTHER DEPARTMENTS AND AGENCYS

Motion by Mosier, supported by Joseph

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

2. Sun Steel Site Plan Review - Addition #2

McIntyre begins with part 2 of the Sun Steel Site Plan Addition, adding a 9,718 square foot addition to the existing building, as well as an addition to the parking lot. Some of her noted comments include an existing barrier on record and additional 9 parking spaces. However, the applicant will be adding 11 standard spaces, 2 barrier free spaces, 10 over size spaces, 12 truck spaces to total 35 additional spaces. The landscape shows they are adding 19 additional trees, a buffer between the building and the existing berm and residential. As far as lighting, McIntyre states that they would like to see additional information. She states that the Planning Commission needs to determine if what they are proposing is sufficient. Also, we are requesting that sidewalks need to be installed. There are comments from the Building Official as far as fire codes and the Police Chief has provided a letter for the Commission to review.

Chair Lanam states that they had previously approved the addition to the building. Mike O’Leary, again, from Lindhout Associates Architects, states that the original submittal for the original building showed future additions planned for the building. That was basically what was approved; he did not think that the actual building was approved. He did agree with Lanam that they did come in with a larger addition. They go on to discuss how the existing restrooms and janitorial closets will remain the same and all plumbing codes have been satisfied. Lanam and O’Leary go on to discuss the addition of sidewalks and taking into consideration the drain and the trail that goes through.

O’leary adds that they will be putting in a screened fence and it will be paved and there will be a concrete walk.

Commissioner Rose questions if the decision on the lighting fixtures will be handled administratively.

MOTION TO APPROVE SUN STEEL ADDITION PLAN REVIEW WHICH WILL INCLUDE THE NEW 9,718 SQUARE FOOT BUILDING AND PARKING LOT AS SPECIFIED ON THE EAST SIDE OF THE BUILDING ALONG WITH THE ADDITION OF THE LANDSCAPING THAT WILL BE PROVIDED ON THE EAST SIDE AS WELL AND ALL THE CONDITIONS NOTED ON JANUARY 16, 2018 CIB PLANNING LETTER WHICH INCLUDE THE PLANNING COMMISSIONS DECISION TO LIFT THE FAÇADE MATERIAL IN LIEU OF SCREENING THE PLANNING COMMISSIONS ACCEPTANCE OF SUPPLIED MATERIAL INSURING THAT THE APPLICANT SUBMITS AND GETS APPROVAL ADMINISTRATIVELY ON ALL LIGHT FIXTURES PHOTOMETRIC GRID

INCLUSION OF THE SIDEWALK MIDIGATION FROM THE EAST SIDE OF THE ADDITION AND THE LEFT SIDE WITHIN THE RIGHT AWAY AND OBTAIN PERMISSION FROM THE PRIVATE OWNER AND GET PERMISSION FROM THE CITY TO MAKE SURE THAT HAPPENS AND MAKE SURE THAT IT IS IN COMPLIANCE WITH THE REVIEW AND APPROVAL FROM OTHER APPLICABLE CONSULTANTS, DEPARTMENTS AND AGENCIES.

Motion by Rose, supported by Bradley

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

3. 117 N. Lafayette Site Plan Review Façade Renovation

McIntyre stated that the ad hoc Downtown Design Committee consisted of City Employees Megan Blaha & Bob Donohue; Planning Consultant Representatives, Carmine Avantini and Kelly McIntyre; Planning Commission Members, Scott Lanam and Mike Joseph. The Downtown Design Committee is charged with the task of making recommendations to the Planning Commission for improvements in the downtown area. The façade plans were presented and the committee unanimously recommends approval of the proposed façade changes.

Brad Alvord, Lindhout Associates Architects, 10465 Citation Drive, Brighton, Michigan, 48430.

Brad states that he believes that the original building was done in two different phases, with the more historic store front to the South, constructed in the late

1800's – early 1900's sometime around the 1970's the 2 story addition was added to the North. (Very different construction) Brad states that when they met with Ron and Tanya, they discussed being somewhat limited on what materials that could be used to work with the new addition part. The proposal talks about stripping back the T111 side and the shingles and get the windows back to proportion and try to carry on that old historic nature. On the new addition, they would like to come back with a more modern look to it. The owner is proposing to carry on that work not only on the street front, but all the way down the parking side on the north and continuing it on the back alley way. He also states that they would stick with the trust framed in construction that is there now, but would be removing all the shingles and go with a metal roof that would carry on with the color concept.

Alvord states that on the first level, they would use a cement material that would be painted to look like wood. He states that Ron and Tonya would like to remove the store front (the Venue) system and go with more of a traditional look. Chair Lanam asks if he thinks there is any masonry on the first floor. Alvord says if he did, it would be in the peer location and typically they would be putting a steel header in to carry that brick up above. Alvord states that they have seen the brick and the brick is in good shape, but probably not the original. Commissioner Kopkowski questions if there are pictures that have more top (cornice) detail. Alvord stated that they are trying to balance and tie this in, but keep it simple. Kopkowski adds she would like to see more detail and talk with Bob (Donohue) about it. She feels it needs a little more; it's just not there for her. The discussion continues with the Commissioners and Alvord.

Chair Lanam questions the HVAC on the lower roof. He states that he would like to see some kind of screening just around the unit. Alvord states that he would hate to penetrate the new roof. Sometimes there are screens that can be attached to the directly to the unit. The unit does need to breathe and take in fresh air, but we can look at that.

Commissioner Bradley states that he compares this to the Good Day Café and the work that they did on that. This is what you want to see when you come in to town, such an improvement, very nice.

Commissioner Rose states that it looks a lot better than what is there. It's not necessarily my personal taste, but he does like it.

Commissioner Mosier states it looks good.

Commissioner Joseph states that they did a great job and that they should be commended for investing in the city.

Motion to approve the site plan for the façade renovation at 117 N. Lafayette contingent on the January 30, 2018, CIB Planning letter, #1 that the façade material meet the requirement of Sec 102-442 building façade design, #2 the proposed materials match the existing materials and composition and design color and texture, #3 the new designs are through varying materials features and architectural elements that reflect and complement existing and significant downtown buildings, #4 the proposed façade incorporates architectural decorations and details to create visual interest and richness in to each story and elevation, #5 Ground floor retail windows will allow merchandise to be seen during the day and night #6 Check for screening on the HVAC unit that faces the alleyway and possibly different cornice work on the building on the left.

Motion by Bradley, supported by Mosier

Voice Vote: 1 Opposed

Motion Approved

Motion for the 2018 Meeting Schedule – as follows:

February 22, 2018

March 8, 2018 and March 22, 2018

April 12, 2018 and April 26, 2018

May 10, 2018 and May 24, 2018

June 14, 2018 and June 28, 2018

July 12, 2018 and July 26, 2018

August 9, 2018 and August 23, 2018

September 13, 2018 and September 27, 2018

October 11, 2018 and October 25, 2018

November 8, 2018 (no second meeting due to Thanksgiving)

December 13, 2018 (no second meeting due to Christmas)

Motion by Rose, supported by Bradley

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Planning Consultant Report

Planning Consultant, Kelly McIntyre, nothing to report

Staff Report

City Attorney, Tim Wilhelm, states that the owner of Alexander Center filed an appeal with the ZBA regarding the Planning Commission’s decision to deny the site plan to allow additional occupancy. This will be working its way through the ZBA. Chair Lanam states that he has read through what Wilhelm had given to him. Again, after going through the minutes it shows that they never were able to create the hardship. Wilhelm states that this is really about two things, did the Planning Commission get it right; did they identify the right zoning ordinance required. Lanam states that they always want to go back to 2012, but there is history prior to that where they were clearly told that that size addition will not accommodate their restaurant ever. He goes on to say that he wants the ZBA to be well aware that 2012 is not the end of the history to that. The “hardship” was created in 2004. Wilhelm states that he would not call this a hardship, to which Lanam states, that’s what they called it. Commissioner Bradley states, it is supposed to be a practical hardship and this is NOT a practical hardship. Lanam states that the appeal is about him being hostile toward Terry. They are trying to say to ZBA (that may not know the complete history of it) that they came in, bought this building, moved in with the restaurant, and never knew that it would not make the parking and now they are being prevented from prospering because they cannot expand the restaurant.

Finally – Megan Blaha announces that she has put in her two weeks and this will be her last Planning Commission Meeting.

Adjournment

Approval to Adjourn

Motion by Bradley, Second by Kopkowski

Voice Vote: Ayes: Unanimous

Nays: None

Motion Approved – Meeting Adjourned – 8:30 p.m.

Scott Lanam, Chairman

Judy Pieper, Recording Secretary

Steve Mosier, Secretary